

Federal Supply Service  
Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSAAAdvantage!, a menu-driven database system. The INTERNET address GSAAAdvantage! is: GSAAAdvantage.gov.

Facilities Maintenance and Management

Contract number: GS-21F-0041V

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at [fss.gsa.gov](http://fss.gsa.gov).

Contract period: February 9, 2009 through February 8, 2014

BLB Resources, Inc.  
16845 Von Karman Avenue, Suite 100  
Irvine, CA 92606  
Main office number: 949-261-9155  
Main fax number: 949-261-5495  
E-mail: [rgaston@blbresources.com](mailto:rgaston@blbresources.com)

Contractor's internet address/web site where schedule information can be found: [www.BLBResources.com](http://www.BLBResources.com)

Business size: Small, Woman owned.

**BLB Resources, Inc. Summary of Services**

**BLB Resources, Inc. is a small woman owned real estate asset management company** specializing in high-volume sales, marketing, managing and listing of HUD and REO properties nationwide, including the management of and consulting on property preservation and maintenance. The two principals of BLB Resources have **54 years combined HUD and REO experience**. **Rod Gaston, CEO, CA Real Estate Broker** and AZ Real Estate Agent, has over 5,800 real estate sales since 1976 and has **personally sold over 4,400 HUD properties** from 1983-1999 in Phoenix, AZ. Rod is a HUD sales and marketing expert with 26 years of experience.

**Susie Gaston, Owner and President of BLB Resources, Inc.,** has personally sold over 1,200 HUD properties from 1983-1999 in Phoenix, AZ and holds an AZ Real Estate License since 1981. Susie is a **HUD and REO marketing, advertising and sales expert with 28 years of experience**.

Rod Gaston has won multiple National and State sales awards. Rod was the **HUD Local Listing Broker Coordinator for Golden Feather in CA and NV from 1999 to 2003, overseeing over 32,000 HUD listings**. He recruited an LLB network in 21 states for the HUD M&M II Contract. Rod is the **HUD Local Listing Broker Coordinator for Michaelson, Connor and Boul, Inc. (MCB) since 2004, now in MI, CO, AZ, NV, MT, WY & UT**, overseeing more than **31,000 HUD listings**. Both Rod and Susie are Lifetime Phoenix Board of Realtors "Top 30" President's Roundtable members.

**BLB Resources has a national network of Local Listing Brokers (LLB's) in all 50 states for BPO's and REO or HUD listings**. Since August 2006, we have overseen the listing of over **8,200 Countrywide Home Loans (CHL) REO properties in Michigan and Ohio**.

We have scheduled and tracked over **84,000 property inspections** by our LLB's and coordinated over **6,000 City of Detroit inspections**, along with hundreds of sidewalk, smoke detector, well, septic and other city and county inspection requirements.

We have overseen the real estate **signage installation on over 31,000 HUD properties** archiving thousands of conformational photos in 7 states, in accordance with the requirement of HUD for the listing agent to install their standard real estate sign along with an additional HUD Home sign rider. Our LLB's regularly conduct inspections to ensure the signs remain on the property throughout the sales and marketing process

**We assure adequate and timely completion of property preservation and maintenance issues**, including but not limited to: lawn service, snow removal, winterization, sump pump activation, initial inspections, property clean-out, re-keying and lockbox and real estate sign installation. All property preservation and maintenance issues are promptly reported for appropriate action.

With over **\$425,000 invested in state-of-the-art technology systems & customized databases**, BLB Resources is well-equipped and able to handle multiple projects, small or large. BLB Resources utilizes several custom-designed databases to quickly and easily **track property inventory and progress through the entire acquisition and sales cycle** and document all property preservation and maintenance issues. The databases track and implement all stages of HUD and REO listings, feature automatic import/export scripts and reports, and assign listings to Brokers. Managing property inspection schedules, property status, BPO history, work orders, invoices, payments and Broker information are also important functions handled in the databases. Each database has specific functions and features unique to each client.

We have worked directly with **thousands of home buyers, lenders, listing and selling Brokers**, loan officers, vendors, inspectors, contractors, property managers, appraisers, city inspectors, prospects, **HUD M&M companies and HUD PD personnel**. From condo conversions, rehabilitation of properties, subcontracting, coordination and securing of bids to managing an REO portfolio and real estate office, we have comprehensive knowledge of and experience in the real estate industry. **Our unique skill sets and HUD/REO experience enable us to be the perfect liaison/bridge between HUD and/or REO property owners and the “front line troops” – the listing and selling agents**, plus the end line consumer – the property purchaser.

Rod and Susie Gaston, BLB Resources, Inc.’s CEO and President are **arguably the most successful and experienced HUD sales & marketing team in the U.S.** with over 5,600 personal HUD home sales (98% to first time home buyers), **overseeing over 63,000 HUD listings since 1999 and 8,200 REO listings. We are perfectionists**, who constantly improve our systems, strategies and productivity to exceed our client’s expectations. With our outstanding staff, extensive contacts, knowledge, 54 years combined HUD experience and resources, **BLB Resources is able to handle the management and marketing of HUD and REO properties, from acquisition to closing.**

1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s):

SIN	Service	Unit of Issue	GSA Price (including IFF)
811-003	Complete Facilities Management	Per Property	\$302.25
	Management - We assure adequate and timely completion of Property Preservation & Maintenance Issues, including but not limited to: Lawn service (grass cut, branch removal, tree/shrub trimming, etc.), Snow removal, Winterization, Sump pump activation, Initial inspections, Surveys, Property clean-out, Re-keying, Lockbox and real estate sign installation.		
	Customer Service – Direct hundreds of inquiries to the appropriate parties.		
	Report all safety, sanitation and security issues for appropriate action.		
811-006	Facilities Management Consulting	Per Property	\$302.25
	Consultation on development, planning and coordinating maintenance and management services.		

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract: None

1c. Not applicable.

2. Maximum order: 811-003, 811-006: \$750,000 each

3. Minimum order: \$300.00

4. Geographic coverage (delivery area): 28 preferred states: AR, AZ, CA, CO, GA, ID, IL, IN, KS, KY, LA, MD, MI, MO, MT, NC, NV, OH, OK, OR, PA, SC, TN, UT, VA, WA, WV, WY and DC
5. Point(s) of production (city, county, and State or foreign country): Not applicable.
6. Discount from list prices or statement of net price: 20%
7. Quantity discounts: None
8. Prompt payment terms: 0.5% 20 days
- 9a. Government purchase cards are accepted at or below the micro-purchase threshold.
- 9b. Government purchase cards are accepted above the micro-purchase threshold.
10. Foreign items (list items by country of origin): Not applicable.
- 11a. Time of delivery: As negotiated with ordering activity
- 11b. Expedited Delivery: As negotiated with ordering activity.
- 11c. Overnight and 2-day delivery: As negotiated with ordering activity.
- 11d. Urgent Requirements: As negotiated with ordering activity.
12. F.O.B. point(s). Destination
- 13a. Ordering address:  
16845 Von Karman Avenue, Suite 100  
Irvine, CA 92606
- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.
14. Payment address:  
16845 Von Karman Avenue, Suite 100  
Irvine, CA 92606
15. Warranty provision: Not applicable.
16. Export packing charges, if applicable: Not applicable.
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level): Government cards accepted with no additional conditions.
18. Terms and conditions of rental, maintenance, and repair (if applicable): Not applicable.
19. Terms and conditions of installation (if applicable): Not applicable.
20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): Not applicable.
- 20a. Terms and conditions for any other services (if applicable): Not applicable.
21. List of service and distribution points (if applicable): Not applicable.
22. List of participating dealers (if applicable): Not applicable.

23. Preventive maintenance (if applicable): Not applicable.

24a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants): Not applicable.

24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at: [www.Section508.gov/](http://www.Section508.gov/). Not applicable.

25. Data Universal Number System (DUNS) number: 827600276

26. Notification regarding registration in Central Contractor Registration (CCR) database: Registration valid until 10/1/2011.